

**January 9, 2006**

# Meeting Agenda

## Greenwood Advisory Plan Commission

**Time:** 7:00pm (or immediately following the BZA meeting if later)

**Place:** City Council Chambers  
2 North Madison Avenue  
Greenwood, IN 46142

- **Call to Order** 7:00pm
- **Election of Officers**  
*Pohlar – President*  
*Tinkle – Vice President*
- **Minutes**  
December 12, 2005 *Approved*
- **Old Business**
  1. PC2005-055 O'Reilly Automotive site plan
  2. PC2005-056 Aldi site plan
- **Old Business from the Floor**
- **New Business**
  - Public Hearings -----*
    3. PC2006-002 zone map change for Lots 3-17 of Surburban Acres
    4. PC2006-003 primary subdivision for Greenbrooke Parke
  - Site Development Plans -----*
    5. PC2005-004 Emerson Office Parke, Block E, Lot 2
- **New Business from the Floor**
- **Announcements**
- **Adjournment** 8:30pm

**Next Meeting: January 23  
Training Session**



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*Members Present: Madsen, Eades, Tinkle, Pohlar, Ott Hardin, O'Neal*

### Detailed Project Descriptions

#### Old Business

1. **PC 2005-055 Site Development Plan for O'Reilly Automotive**, Summerfield Crossing, Block C, Lot 3. Located on the southwest corner of Independence Drive and Declaration Drive, this .923-acre lot is zoned C2. The petitioner and owner is O'Reilly Automotive and the engineer preparing the plans is Anderson Engineering. (*HISTORY: Continued on 12/12/05 due to absence of petitioner*) *Continued to 02/13/06.*
2. **PC 2005-056 Site Development Plan for Aldi**, expansion of building and pavement. Located on the north side of Stop 18, east of US31, at 486 E Stop 18, this 120-acre lot is zoned I2. The owner is Aldi, Inc., and the petitioner and engineer preparing the plans is Civil Designs. This petition requests waiver(s) from the PC for sidewalks. (*HISTORY: Continued from 12/12/05 at request of petitioner*) *Waiver partially approved and Site Plan approved with conditions.*

#### Public Hearing

3. **PC 2006-002 Zone Map Change for Surburban Acres**, Lots 3-17 from R2 to R3 to bring non-conforming multi-family structures into compliance. Located on the east side of Riverside Drive, south of Fry Road, these 15 lots are zoned R2. The petitioner is Greenwood Advisory Plan Commission and there are multiple owners (see file). *Favorable recommendation to the Common Council.*
4. **PC 2006-003 Primary for Greenbrooke Parke**, industrial subdivision. Located on the south side of County Line Road, east of Airport Parkway, this 18.95-acre lot is zoned I1. The petitioner and owner is J. Greg Allen & Associates and the engineer preparing the plans is Northpointe Surveying. *Approved with conditions.*

#### Site Development Plans

5. **PC 2006-004 Site Development Plan for Emerson Office Parke**, Block E, Lot 2. Located on the west side of Emerson, south of County Line Road, this 3.4-acre lot is zoned C2. The petitioner and owner is Allen Commercial Group and the engineer preparing the plans is Northpointe Surveying. *Approved with conditions.*